

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE: Coleen Burns : CHAPTER 13  
Debtor : CASE NO. 5:19-bk-04098

CERTIFICATE OF SERVICE  
MOTION TO SELL REAL ESTATE  
(363(b) – 16-22 E. Union Street, Wilkes-Barre)

I, Kevin M. Walsh, Esquire, certify that a true and correct copy of the attached Notice and Motion have been served on the 29<sup>th</sup> day of June, 2023 upon the following:

Jack Zaharopoulos, Esquire Standing Chapter 13 Trustee 8125 Adams Drive, Suite A Hummelstown, PA 17036	-	By Clerk's Notice of Electronic Filing
Vipul Shah 6650 Overlook Drive Orefield, PA 18069	-	By U.S. 1 <sup>st</sup> Class Mail
Luzerne County Tax Claim Bureau 200 North River Street Wilkes-Barre, PA 18702	-	By U.S. 1 <sup>st</sup> Class Mail
Elite Revenue 100 Wilkes-Barre Blvd. #205 Wilkes-Barre, PA 18702	-	By U.S. 1 <sup>st</sup> Class Mail
WVSA P.O. Box 33 A Wilkes-Barre, PA 18703	-	By U.S. 1 <sup>st</sup> Class Mail
City of Wilkes-Barre 40 E. Market Street Wilkes-Barre, PA 18711	-	By U.S. 1 <sup>st</sup> Class Mail
Wilkes-Barre City Sewer 3 Conyngham Ave. Wilkes-Barre, PA 18711	-	By U.S. 1 <sup>st</sup> Class Mail

**Wilkes-Barre City Recycling  
3 Conyngham Ave.  
Wilkes-Barre, PA 18711**

**By U.S. 1<sup>st</sup> Class Mail**

**Samuel Falcone, Esquire  
900 Rutter Avenue  
Kingston, PA 18704**

**By U.S. 1<sup>st</sup> Class Mail**

**Timothy Henry, Esquire  
Wilkes-Barre Solicitor  
40 E. Market Street, 2<sup>nd</sup> Floor  
Wilkes-Barre, PA 18711**

**By U.S. 1<sup>st</sup> Class Mail**

**Coleen Burns**

**By e-mail**

/s/**Kevin M. Walsh, Esquire**  
Attorney for Debtor/Movant  
297-299 Pierce Street  
Kingston, PA 18704  
(570) 283-3041

I, Kevin M. Walsh, Esquire, certify that a true and correct copy of the attached Notice has been served on the 29<sup>th</sup> day of June, 2023, upon the following:

**All creditors listed on the  
attached mailing matrix**

**By U.S. First Class Mail**

/s/**Kevin M. Walsh, Esquire**  
Attorney for Debtor  
297-299 Pierce Street  
Kingston, PA 18704  
(570) 283-3041

abel Matrix for local noticing  
314-5  
Case 5:19-bk-04098-HWV  
Middle District of Pennsylvania  
Wilkes-Barre  
Fri Jun 30 11:53:48 EDT 2023

MS Financial Strategic Investments, LLC  
1829 North 12th Street  
Phoenix, AZ 85014-1109

(p) MCCALLA RAYMER LEIBERT PIERCE LLC  
ATTN ATTN WENDY REISS  
1544 OLD ALABAMA ROAD  
ROSWELL GA 30076-2102

Landmark Community Bank  
c/o Cipriani & Werner PC  
Attn: John Murphy  
415 Wyoming Avenue  
Scranton, PA 18503-1227

Specialized Loan Servicing LLC  
6200 S. Quebec St.  
Greenwood Village, CO 80111-4720

US Bank Trust National Association  
c/o Fay Servicing, LLC  
PO Box 814609  
Dallas, TX 75381-4609

U.S. Bankruptcy Court  
Fax Rosenn U.S. Courthouse  
97 South Main Street  
Wilkes-Barre, PA 18701-1500

Auto Estate Partners, Inc  
17 Northgate Drive  
Enlishtown, NJ 07726-4271

Cottman Transmission  
118 Stevens Road  
Wilkes Barre, PA 18702-6726

Management LLC  
76 Kutztown Road  
Myerstown, PA 17067-2134

Donald H. Hess  
2933 Lititz Pike  
P.O. Box 5349  
Lancaster, PA 17606-5349

Erick & Kathleen Knapman  
194 Mill Street  
Wilkes-Barre, PA 18705-2622

Carneys Lake Sewer Authority  
R 415  
Carneys Lake, PA 18618

Landmark Bank  
2 S Main Street  
Pittston, PA 18640-1712

Luzerne County Tax Claim  
Luzerne County Courthouse  
200 N River Street  
Wilkes Barre, PA 18711-1001

Luzerne County Tax Claim Bureau  
170 Highway 315  
Suite 5  
Clains, PA 18702-6906

Metropolitan Foods, Inc. d/b/a Driscoll Food  
c/o Amato and Keating, P.C.  
107 North Commerce Way  
Bethlehem PA 18017-8913

Metropolitan Foods, Inc dba Drisco  
c/o Amato and keating PC  
107 North Commerce Way  
Bethlehem, PA 18017-8913

Michael Vokhgelt  
3 Ardmore Road  
Columbus, OH 43209

Omar Tejeda  
125 East 23rd Street  
Hazleton, PA 18202-1419

PA Dept of Revenue  
Department 280946  
Attn: Bankruptcy Division  
Harrisburg, PA 17128-0946

Patrick Pawliczek  
101 Popular Street  
Philadelphia, PA 19123-1342

Pennsylvania American Water  
P O Box 578  
Alton, IL 62002-0578

Pennsylvania Department of Revenue  
Bankruptcy Division PO Box 280946  
Harrisburg, Pa. 17128-0946

Quantum3 Group LLC as agent for  
Madino Funding LLC  
PO Box 788  
Mirkland, WA 98083-0788

Rosemary King  
142 E Saylor Street  
Wilkes Barre, PA 18702-2757

SMS FINANCIAL STRATEGIC INVESTMENTS LLC  
SMS FINANCIAL, LLC  
3707 EAST SHEA BOULEVARD  
SUITE 100  
PHOENIX, AZ 85028-3453

MS FINANCIAL, LLC  
1707 EAST SHEA BOULEVARD  
SUITE 100  
PHOENIX, AZ 85028-3453

SMS Financial Strategic Inv., LLC  
SMS FINANCIAL, LLC  
3707 EAST SHEA BOULEVARD  
SUITE 100  
PHOENIX, AZ 85028-3453

Specialized Loan Servicing  
Specialized Loan Servicing LLC  
6200 S. Quebec Street  
Greenwood Village, CO 80111-4720

Specialized Loan Servicing LLC  
1200 S. Quebec St.  
Greenwood Village, Colorado 80111-4720

United States Trustee  
128 Walnut Street, Suite 1190  
Harrisburg, PA 17101-1722

Wyoming Valley Sanitary Authority  
1000 Wilkes Barre Blvd  
P O Box 33A  
Wilkes Barre, PA 18711-1002

Hangfa Yang et al.  
c/o Chariton, Schwager & Malak  
38 S. Main Street  
P.O. Box 910  
Wilkes-Barre, PA 18703-0910

Kevin M Walsh  
97-299 Pierce Street  
Kingston, PA 18704-5147

Specialized Loan Servicing LLC  
6200 S. Quebec St.  
Greenwood Village, Colorado 80111  
Specialized Loan Servicing LLC  
6200 S. Quebec St.  
Greenwood Village, Colorado 80111-4720

Vipal Shah  
6650 Overlook Drive  
Orefield, PA 18069-8930

Wyoming Valley Sanitary Authority  
1000 Wilkes-Barre Street  
P O Box 33A  
Wilkes-Barre, PA 18711-1002

Coleen Burns  
P O Box 885  
Wilkes Barre, PA 18703-0885

Natasha Chapman  
135B Broadway  
Staten Island, NY 10310-1304

US Bank Trust National Association  
c/o Fay Servicing, LLC  
PO Box 814609  
Dallas, TX 75381-4609  
US Bank Trust National Association  
c/o Fay Servicing, LLC 75381-4609

(p)WELLS FARGO BANK NA  
WELLS FARGO HOME MORTGAGE AMERICAS SERVICING  
ATTN BANKRUPTCY DEPT MAC X7801-014  
3476 STATEVIEW BLVD  
FORT MILL SC 29715-7203

Al Quan Cade, Jr.  
151 Diamond Street  
Wilkes-Barre, PA 18704

(p) JACK N ZAHAROPOULOS  
ATTN CHAPTER 13 TRUSTEE  
8125 ADAMS DRIVE SUITE A  
HUMMELSTOWN PA 17036-8625

Sheree A Pitterson  
753-63 McDonough St.  
Brooklyn, NY 11233-5406

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Fay Servicing, LLC  
c/o McCalla Raymer Leibert Pierce, LLC  
Bankruptcy Department  
1544 Old Alabama Road  
Roswell, GA 30076

(d)Fay Servicing, LLC  
c/o McCalla Raymer Leibert Pierce, LLC  
Bankruptcy Department  
1544 Old Alabama Road  
Roswell, GA 30076

(d)Fay Servicing, LLC  
c/o McCalla Raymer Leibert Pierce, LLC  
Bankruptcy Department  
1544 Old Alabama Road  
Roswell, GA 30076

Wells Fargo Home Mortgage  
480 Stagecoach Circle  
Frederick, MD 21701

Jack N Zaharopoulos  
Standing Chapter 13  
(Trustee)  
8125 Adams Drive, Suite A  
Hummelstown, PA 17036

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)DM Management, LLC

(u)Specialized Loan Servicing LLC

(d)Specialized Loan Servicing LLC  
6200 S. Quebec Street  
Greenwood Village, CO 80111-4720

(u)US Bank Trust National Association, Not In

(u)Michael Vokhgelt  
73 Ardmore Road  
OH 43200-9000

(d)SMS Financial Strategic Investments, LLC  
SMS FINANCIAL, LLC  
3707 EAST SHEA BOULEVARD  
SUITE 100  
PHOENIX, AZ 85028-3453

(d)Specialized Loan Servicing LLC  
1200 S. Quebec Street  
Greenwood Village, CO 80111-4720

(d)US Bank Trust National Association  
c/o Fay Servicing, LLC  
PO Box 814609  
Dallas, TX 75381-4609

End of Label Matrix	
Mailable recipients	44
Bypassed recipients	8
Total	52